

CITY OF VANCOUVERSPECIAL COUNCIL - MARCH 17, 1977PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was called for Thursday, March 17, 1977, at 7:30 p.m., at the Britannia Community Services Centre, 1661 Napier Street, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

AVAILABLE WERE: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

This Public Hearing was called to consider the following rezoning applications:

1. LOCATION: Southwest, Northwest and Northeast corners of Earles Street and Vanness Avenue.  
Lots 1-5, Blocks 118 and 119, D.L.'s 36 and 50;  
Lots 1, 3 Amended and 4, Block 120, D.L.'s 36 and 51, and;  
Lots 1 and 2, Block 133, D.L. 37  
Present Zone: (C-1) Commercial District and  
(M-1) Industrial District  
Requested Zone: (RS-1) One-Family Dwelling District.  
APPROVED: By the Director of Planning  
APPROVED: By the Vancouver City Planning Commission as follows:  
"That the application to rezone to (RS-1) One-Family Dwelling District be approved for, Lot 3 Amended and Lot 4, Block 120, D.L. 36 and 51, ONLY, of those properties listed in the report of the City Planning Department dated January 24, 1977."  
APPLICANT: Director of Planning.  
(RZ.E.1)
2. LOCATION: North side of Charles Street between Kootenay Street and Boundary Road, and; the West side of Boundary Road between William and Charles Streets.  
Lots 13-31, Block 2, S.E. ¼, Sec.27, T.H.S.L.  
Present Zone: (M-2) Industrial District and  
(C-1) Commercial District  
Requested Zone: (RS-1) One-Family Dwelling District.  
APPROVED: By the Director of Planning  
APPROVED: By the Vancouver City Planning Commission  
APPLICANT: Director of Planning.  
(RZ.C.19.4)
3. PROPOSED REZONING OF THE GRANDVIEW-WOODLAND APARTMENT AREAS FROM (RM-3) and (RM-3A) MULTIPLE DWELLING DISTRICTS TO (RT-2) TWO-FAMILY DWELLING DISTRICT

An application has been made by the Director of Planning, pursuant to Council's resolution of February 8, 1977, to rezone the apartment areas of Grandview-Woodland from (RM-3) and (RM-3A) Multiple Dwelling Districts, excluding presently conforming custom-designed apartments, to (RT-2) Two-Family Dwelling District.

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The Grandview-Woodland Planning Committee, an advisory group appointed by Council to make recommendations on planning matters in the community, has prepared a draft Area Plan which identifies the retention and reinforcement of the "family" nature of the community as the single most important planning goal in the area. The Area Plan includes policy recommendations which would encourage the development of new residential dwellings which are appropriate for families. It is expected that new zoning regulations to achieve this objective will be introduced in September 1977.

The Planning Committee is concerned that the large number of apartment buildings containing small, bachelor and one-bedroom apartment units which are being automatically approved under the present RM-3 and RM-3A zoning will detract from the "family" character of the community during the interim period while the Area Plan is being finalized. The Committee has proposed that the zoning in these areas be amended to RT-2 for a period lasting until about September; this would provide control over the development of additional apartment buildings until the Area Plan is finalized and new regulations encouraging family housing are in effect.

SUMMARY OF DISTRICT SCHEDULES

	<u>RT-2</u>	<u>RM-3/RM-3A</u>
<u>USES:</u>		
<u>Outright:</u>	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex	One-Family Dwelling Two-Family Dwelling - semi-detached - duplex Apartment Building Boarding House Rooming House Fraternity/Sorority House
<u>Conditional:</u>	Apartment Building Boarding House Townhouse Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Rooming House Community Centre Club or Lodge (Fraternal)	Conversions into: - dwelling units - housekeeping or sleeping units - boarding or rooming house Community Centre Club or Lodge (fraternal)
<u>Height May Not Exceed:</u>	2 storeys plus cellar or 1 storey plus basement	120' (RM-3) 35' outright (RM-3A) 40' conditional (RM-3A) Director of Planning approval
<u>Floor Space Ratio:</u>	0.60 0.75 townhouses/apartment buildings	1.00 bonus may be earned for site size, site coverage and underground parking.
<u>APPROVED:</u>	By the Director of Planning	
<u>APPROVED:</u>	By the Vancouver City Planning Commission to rezone the areas of Grandview-Woodland presently zoned (RM-3) and (RM-3A) excluding presently conforming custom designed apartments to (RT-2) as an interim measure for a PERIOD OF SIX MONTHS.	

The Director of Planning further recommends the following:

1. That the following sites be excluded from the rezoning as Development Permits have, or will be, issued for apartment buildings providing they conform to the existing regulations:

<u>ADDRESS</u>	<u>LEGAL</u>
1330 East 8th Avenue	Lots 3-5, Block 155, D.L. 264A
1341 East 3rd Avenue	Lots 17-21, Block 70, D.L. 264A
1374 Grant Street	Lots 8-12, Block 57, D.L. 264A
1555 Graveley Street	Lots 15-E $\frac{1}{2}$ 19, Block 55, D.L. 264A
1811 Adanac Street	Lots 21-24 of Subdiv.8, Block E, D.L. 183
1777 Frances Street	Lots 11-15 of Subdiv.6, Block D, D.L. 183
2225 Triumph Street	Lots 13-16, Block 24, D.L. 184
229 Lakewood Drive	Lot D, Block 36, D.L. 184

2. That the following lots be excluded as they are presently developed with an apartment building:

- A. North side of East 3rd Avenue between McLean and Woodland Drive.  
Lot 2, Block 71, D.L. 264A
- B. N.E. Corner William Street and Cotton Drive  
Lots 21-24, Block 178, D.L. 264A
- C. South side of Oxford Street between Garden and Temple Drive  
Lots 3-W $\frac{1}{2}$  6, Block 21, D.L. 184

NOTE: A Public Meeting was held on January 27, 1977 with the Standing Committee on Planning and Development.

APPLICANT: Director of Planning.

(RZ.G.54)

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PRIOR TO CALLING THE MEETING TO ORDER, THE MAYOR, AFTER CONSULTATION WITH MEMBERS OF COUNCIL, ADVISED THOSE PRESENT THAT, NOTING THE LARGE NUMBERS IN THE HALL AND THE NUMBERS UNABLE TO GAIN ADMITTANCE AND BECAUSE OF THE POTENTIAL FIRE HAZARD CAUSED BY OVERCROWDING, AND TO ENSURE THAT ALL WHO WISHED TO SPEAK WOULD BE GIVEN AN OPPORTUNITY OF SO DOING, THIS EVENING'S MEETING WOULD BE CANCELLED AND A NEW PUBLIC HEARING ARRANGED WITHIN A MONTH.